YUKON BUREAU OF STATISTICS

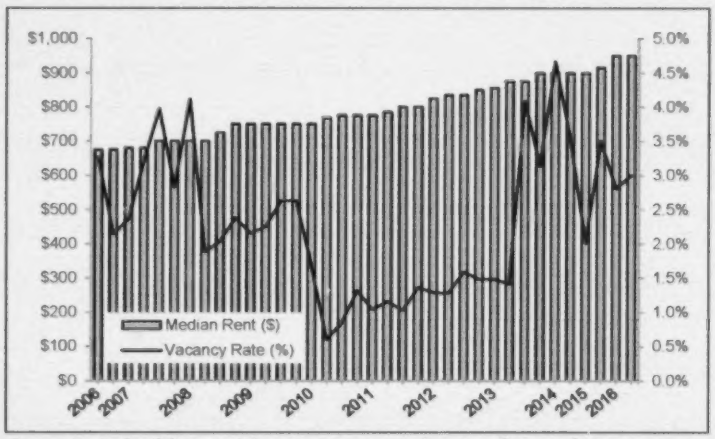
Yukon Rent Survey
October 2016

Highlights

- In October 2016, Whitehorse's median rent for units in *buildings with 3 or more rental units* was $950 and the vacancy rate was 3.0%.
- Compared with April 2016, the median rent in Whitehorse for units in *buildings with 3 or more rental units* remained the same at $950, and the vacancy rate increased 0.2 percentage points from 2.8% to 3.0%.
- For *rental units in all types of buildings* in Whitehorse, the median rent was $1,000 and the vacancy rate was 2.8%.

The Yukon Rent Survey is a Yukon Bureau of Statistics (YBS) survey that has historically been conducted in the third month of every quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. Beginning in 2014, the survey is being conducted on a semi-annual basis in April and October. In addition to the change in frequency, the survey methodology has been updated and the survey universe has been expanded to cover all types of buildings with rental units (single detached houses, townhouses/ row houses, duplexes, triplexes and fourplexes, condominiums, apartment buildings, store-top (commercial), and mobile homes). Subsidized or government-owned housing, and informal or illegal units remain excluded from the survey.

Despite the change in methodology, YBS will continue to generate median rent and vacancy rates for units in buildings with 3 or more rental units using comparable methodology to maintain the time series for historical comparisons. Pages 2 to 4 of this report include estimates based on the new methodology, while the analysis on the first page refers to buildings with 3 or more rental units. The graph below displays historical trends[1] of median rent and vacancy rates in Whitehorse.



For units in buildings with 3 or more rental units, the median rent in October 2016 ($950) increased by $35, or 3.8%, compared to a year earlier (October 2015) and remained the same compared to the previous reporting period (April 2016).

The vacancy rate remained almost stable (around 1.5%) between December 2010 and June 2013, and then started increasing to reach 4.7% in April 2014, the highest rate since 2004. The vacancy rate in October 2016 (3.0%) was 0.5 percentage points lower than the rate in October 2015 (3.5%), and 0.2 percentage points higher compared to the vacancy rate in April 2016 (2.8%).

[1] *Figures prior to 2012 are provided as indicators of trends and are not strictly comparable to subsequent figures.*

Whitehorse rent summary for units in buildings with 3 or more rental units, October 2016

Number of units in survey	1,036
Number of vacant units	31
Vacancy rate for all units	3.0%
Median rent for all units	$950

Whitehorse rent summary for units in buildings with 2 or more units[2], October 2016

Number of units in survey	1,791
Number of vacant units	54
Vacancy rate for all units	3.0%
Median rent for all units	$950

Whitehorse rent summary for units in all types of buildings with rental units, October 2016

Number of units in survey	2,199
Number of vacant units	61
Vacancy rate for all units	2.8%
Median rent for all units	$1,000

[2] *Comparable to YBS Expanded Rent Survey and do not include single detached houses, condominiums and mobile homes.*

***Note**: Historically, the regular quarterly rent survey included buildings with 4 or more rental units. In 2012, the survey universe was expanded to include buildings with 3 or more rental units. From 2011 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year. These surveys continued until the end of 2013.*

Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling.
  http://www.eco.gov.yk.ca/stats/stats_princ.html
- **2011 National Household Survey (NHS) Focus on Geography Series: Housing** - includes Yukon information on housing tenure (owned/ rented/band housing), affordability, suitability, etc.
  http://www12.statcan.gc.ca/nhs-enm/2011/as-sa/fogs-spg/Pages/FOG.cfm?lang=E&level=2&GeoCode=60
- **CMHC Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon.
  http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_013.cfm

Rent Summary for All Buildings with Rental Units, by Type, Yukon, October 2016

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	250	250	4	1.6%	$1,476	$1,540
Townhouse/Row house	32	105	12	11.4%	$1,425	$1,409
Duplex[1]	432	601	11	1.8%	$1,200	$1,242
Triplex and Fourplex	71	186	12	6.5%	$1,116	$1,135
Condominium	101	145	2	1.4%	$1,500	$1,495
Apartment Building[2]	49	872	26	3.0%	$900	$932
Store-top (Commercial)[3]	30	109	3	2.8%	$1,000	$1,131
Mobile Home	61	61	0	0.0%	$1,000	$970
Other[4]	9	9	0	0.0%	$1,450	$2,025
All Types[5]	**1,035**	**2,338**	**71**	**3.0%**	**$986**	**$1,164**

[1] Duplex includes single detached houses with a legal rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space. [4] **Effective April 2016, 'Other' includes garden suites and cabins.**
[5] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

For rental units in all types of buildings, Yukon's median rent for October 2016 was $986. The highest median rent reported by landlords was $1,500 per month for Condominiums. Single detached houses had the second-highest median rent at $1,476 per month. The lowest median rent was $900 per month for apartment buildings.

In October 2016, the maximum number of rental units (872) was in apartment buildings, followed by the number of rental units (601) in duplexes (include single detached houses with a rental suite). The lowest number of rental units (61) was in mobile homes.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, October 2016

	All Types	Single Detached House	Townhouse/ Row house	Duplex[1]	Triplex and Fourplex	Condominium	Apartment Building[2]	Store-top (Commercial)[3]	Mobile Home	Other[4]
Number of Buildings with Rental Units	1,035	250	32	432	71	101	49	30	61	9
Median Rent										
All	$986	$1,476	$1,425	$1,200	$1,116	$1,500	$900	$1,000	$1,000	$1,450
Bachelor	$750	x	...	$850	$800	...	$750	$750	...	...
1 Bedroom	$915	$788[†]	$625	$911	$900	$1,200	$915	$963	x	...
2 Bedrooms	$1,053	$1,300	$1,425	$1,122	$1,250	$1,500	$950	$1,300	$1,000	x
3-4 Bedrooms	$1,500	$1,500	$1,800	$1,500	$1,500	$1,525	$1,500	$1,350	$925	$1,450
5+ Bedrooms	$2,000	$2,000[†]	...	x	...	...	...	...	...	x
Total Units										
All[5]	2,338	250	105	601	186	145	872	109	61	9
Bachelor	182	1	...	13	10	...	134	23	...	...
1 Bedroom	667	5	9	153	69	30	365	33	2	...
2 Bedrooms	868	70	72	172	66	51	361	41	34	1
3-4 Bedrooms	614	169	24	261	41	63	12	12	25	7
5+ Bedrooms	7	4	...	2	...	...	...	...	...	1
Vacant Units										
All[5]	71	4	12	11	12	2	26	3	0	0
Bachelor	3	0	...	0	0	...	1	2	...	...
1 Bedroom	29	0	2	4	6	2	15	0	0	...
2 Bedrooms	21	0	2	4	4	0	10	1	0	0
3-4 Bedrooms	18	4	8	4	1	0	0	0	0	0
5+ Bedrooms	0	0	...	0	...	...	...	...	...	0
Vacancy Rate										
All	3.0%	1.6%	11.4%	1.8%	6.5%	1.4%	3.0%	2.8%	0.0%	0.0%
Bachelor	1.6%	0.0%	...	0.0%	0.0%	...	0.7%	8.7%	...	...
1 Bedroom	4.3%	0.0%	22.2%	2.6%	8.7%	6.7%	4.1%	0.0%	0.0%	...
2 Bedrooms	2.4%	0.0%	2.8%	2.3%	6.1%	0.0%	2.8%	2.4%	0.0%	0.0%
3-4 Bedrooms	2.9%	2.4%	33.3%	1.5%	2.4%	0.0%	0.0%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	0.0%	...	...	...	...	...	0.0%

x = Suppressed. ... = Not appropriate/applicable. [†] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Duplex includes single detached houses with a legal rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space. [4] **Effective April 2016, 'Other' includes garden suites and cabins.**
[5] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Median Rent and Total Units (for all buildings with rental units), by Size and Decade of Construction, Yukon, October 2016

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-Present	Unknown Years
Number of Buildings with Rental Units	1,035	116	103	211	50	172	82	129	172
Median Rent									
All	$986	$800	$980	$950	$950	$1,100	$1,200	$1,500	$1,100
Bachelor	$750	$775	$735	$800	$700	$850	$1,000[†]	x	$750
1 Bedroom	$915	$850	$900	$900	$850	$915	$950	$1,000	$912
2 Bedrooms	$1,053	$950	$1,123	$950	$950	$1,111	$1,400	$1,500	$1,200
3-4 Bedrooms	$1,500	$1,488	$1,350	$1,400	$1,300	$1,400	$1,600	$1,725	$1,500
5+ Bedrooms	$2,000	...	x	...	x	$2,000[†]	...	...	...
Total Units									
All[1]	2,338	268	353	633	135	298	136	221	293
Bachelor	182	89	23	18	6	12	5	1	28
1 Bedroom	667	46	140	199	54	91	43	47	47
2 Bedrooms	868	62	144	295	53	70	33	79	133
3-4 Bedrooms	614	71	43	121	21	121	56	95	86
5+ Bedrooms	7	...	2	...	1	4	...	...	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Most of the buildings with rental units (211 buildings, or 20.4% of the total) were built in the decade of 1970-79 (note: 'unknown years' may also include units built in 1970-79). In general, the newer the building, the higher the median rent reported.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Community, October 2016

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
Number of Buildings with Rental Units	1,035	952	40	27	17
Median Rent					
All	$988	$1,000	$800	$813	$725
Bachelor	$750	$750	$700	x	...
1 Bedroom	$915	$915	$800	$825	x
2 Bedrooms	$1,053	$1,060	$1,100[†]	$688	$850
3-4 Bedrooms	$1,500	$1,500	$1,500	$875	$1,100[†]
5+ Bedrooms	$2,000	$1,650	x	...	...
Total Units					
All[1]	2,338	2,199	52	71	15
Bachelor	182	175	6	1	...
1 Bedroom	667	618	12	33	3
2 Bedrooms	868	847	5	9	7
3-4 Bedrooms	614	554	28	27	4
5+ Bedrooms	7	6	1	...	...
Vacant Units					
All[1]	71	61	3	5	2
Bachelor	3	2	1	0	...
1 Bedroom	29	20	2	5	2
2 Bedrooms	21	21	0	0	0
3-4 Bedrooms	18	18	0	0	0
5+ Bedrooms	0	0	0	...	...
Vacancy Rate					
All	3.0%	2.8%	5.8%	7.0%	13.3%
Bachelor	1.6%	1.1%	16.7%	0.0%	...
1 Bedroom	4.3%	3.2%	16.7%	15.2%	66.7%
2 Bedrooms	2.4%	2.5%	0.0%	0.0%	0.0%
3-4 Bedrooms	2.9%	3.2%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	0.0%	...	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

The highest median rent reported for any size of rental units (in the communities surveyed) was $1,650 for units with 5 or more bedrooms in Whitehorse.

Of the 71 vacant rental units in Yukon in October 2016, 61 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 2-bedroom units at 21, followed by 1-bedroom units at 20.

In Whitehorse, the highest vacancy rate was at 3.2%[†] for 1-bedroom and 3-4 bedroom units, and the lowest was for units with five or more bedrooms at 0.0%.

Rent Summary for All Buildings with Rental Units, by Type, Whitehorse, October 2016

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	220	220	4	1.8%	$1,476	$1,563
Townhouse/Row house	31	100	12	12.0%	$1,425	$1,464
Duplex[1]	416	581	11	1.9%	$1,200	$1,237
Triplex and Fourplex	68	178	10	5.6%	$1,141	$1,161
Condominium	101	145	2	1.4%	$1,500	$1,495
Apartment Building[2]	47	838	17	2.0%	$915	$937
Store-top (Commercial)[3]	24	94	3	3.2%	$1,000	$1,158
Mobile Home	37	37	0	0.0%	$1,000	$1,107
Other[4]	8	8	0	0.0%	$1,400	$1,401
All Types[5]	**952**	**2,199**	**61**	**2.8%**	**$1,000**	**$1,171**

[1] Duplex includes single detached houses with a legal rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space. [4] Effective April 2016, 'Other' includes garden suites and cabins.
[5] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Location, Whitehorse, October 2016

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse[1]	Porter Creek	Whistlebend	Crestview	Country Residential
Number of Buildings with Rental Units	952	215	175	341	179	7	17	17
Median Rent								
All	$1,000	$950	$1,001	$1,000	$1,200	$1,700	$1,150	$1,488
Bachelor	$750	$750	$900	$775	x	...	...	x
1 Bedroom	$915	$950	$900	$850	$911	$988	$1,100	...
2 Bedrooms	$1,060	$1,150	$950	$1,200	$1,200	$1,625[†]	$1,200[†]	$1,350[†]
3-4 Bedrooms	$1,500	$1,500	$1,400	$1,525	$1,454	$1,850	$1,000	$1,750
5+ Bedrooms	$1,650	x	...	$2,000[†]	...	...	...	...
Total Units								
All[2]	2,199	698	534	616	290	17	26	18
Bachelor	175	87	10	72	3	...	...	2
1 Bedroom	618	325	117	106	58	6	6	...
2 Bedrooms	847	224	307	186	116	4	5	5
3-4 Bedrooms	554	60	101	248	112	7	15	11
5+ Bedrooms	6	2	...	4	...	...	...	...
Vacant Units								
All[2]	61	21	18	18	4	0	0	0
Bachelor	2	2	0	0	0	...	...	0
1 Bedroom	20	13	4	2	1	0	0	...
2 Bedrooms	21	5	12	3	1	0	0	0
3-4 Bedrooms	18	1	2	13	2	0	0	0
5+ Bedrooms	0	0	...	0	...	...	...	...
Vacancy Rate								
All	2.8%	3.0%	3.4%	2.9%	1.4%	0.0%	0.0%	0.0%
Bachelor	1.1%	2.3%	0.0%	0.0%	0.0%	...	...	0.0%
1 Bedroom	3.2%	4.0%	3.4%	1.9%	1.7%	0.0%	0.0%	...
2 Bedrooms	2.5%	2.2%	3.9%	1.6%	0.9%	0.0%	0.0%	0.0%
3-4 Bedrooms	3.2%	1.7%	2.0%	5.2%	1.8%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	0.0%	...	...	...	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Upper Whitehorse includes Granger, Arkell, Copper Ridge, Ingram, Logan, Hillcrest, Takhini, Valleyview and Lobird/South Access. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.
[2] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

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